

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

**ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD**

**MAY 5, 2010  
6:30 P.M.**

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. [CUP2900084; Conditional Use Permit - White Oak Car Wash](#) - A request for a Conditional Use Permit to allow a car wash within a B-1, Convenience Commercial Zoning District, on a portion of Assessor's Parcel 54-59 consisting of approximately 3.65 acres, located on the south side of White Oak Road at Southside Drive and Potomac Avenue within the George Washington Election District. This development would include a full service car wash within a building approximately 6,000 square feet in size. **(Time Limit: July 6, 2010) (Deferred for meeting with applicant, VDOT and Mr. Fields)**
2. Redevelopment Area Plans - Boswell's Corner, Courthouse Road, Southern Gateway and Falmouth Village (Southern Gateway and Falmouth Village in Committee - Peter Fields and Scott Hirons) **(Deferred to May 5, 2010)**
3. [Groundwater Management Ordinance](#) **(Deferred to May 5, 2010)**
4. [Rappahannock River Overlay District and Potomac River Overlay District](#) (Referred back by Board of Supervisors) **(Time Limit: October 6, 2010) (Deferred to May 5, 2010)**
5. Discussion of Medical and Dental Clinics Definitions **(Deferred to May 5, 2010)**
6. Reservoir Protection Overlay District **(Time Limit: January 29, 2010) (Deferred to May 19, 2010)**
7. Amendments to the Comprehensive Plan **(Time Limit: June 1, 2010) (In Comp Plan Committee)**
8. Elimination of the Preliminary Subdivision Plan Process **(Deferred)**

NEW BUSINESS

9. [Nonconforming Structures](#)
10. [Fees for Minor Revisions to Planning and Zoning Applications](#)

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**7:30 P.M.**

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

11. [COM2900288; Comprehensive Plan Land Use Amendment - Vulcan Construction Materials, LP](#) - A proposal to amend the Land Use Plan component of the Comprehensive Plan in accordance with Section 15.2-2229 of the Code of Virginia (1950), as amended. **(Public Hearing continued to May 5, 2010)**
12. [RC2900289; Reclassification - Vulcan Construction Materials, LP](#) - A proposed reclassification from A-1, Agricultural to M-2, Heavy Industrial Zoning District to allow heavy industrial and heavy manufacturing uses not otherwise listed, with the issuance of a separate Conditional Use Permit, specifically stone extraction and asphalt manufacturing, on Assessor's Parcel 19-64 (portion) consisting of 99.64 acres, located on the west side of Vulcan Quarry Road, approximately 1,900 feet north of Garrisonville Road within the Rock Hill Election District. **(Time Limit: July 20, 2010) (Public Hearing continued to May 5, 2010)**
13. [CUP2900290; Conditional Use Permit - Vulcan Construction Materials, LP](#) - A request for a Conditional Use Permit for heavy industrial and heavy manufacturing uses not otherwise listed, specifically stone extraction and asphalt manufacturing, in an M-2, Heavy Industrial Zoning District on Assessor's Parcels 19-64 (portion) and 19-67T consisting of 115.74 acres, located on the west side of Vulcan Quarry Road, approximately 1,900 feet north of Garrisonville Road within the Rock Hill Election District. The request is to expand an existing stone extraction quarry and relocate an existing asphalt manufacturing plant. **(Time Limit: July 20, 2010) (Public Hearing continued to May 5, 2010)**
14. [COM1000010; Comprehensive Plan Compliance Review - Miracle Valley Lane Sanitary Sewer Extension](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for the extension of gravity sanitary sewer outside of the Urban Services Area a length of 505 linear feet to serve two residences, located on the north side of Deacon Road and east side of Grafton Village Elementary School on Assessor's Parcels 54-132, 133A and 133B within the Falmouth Election District. **(Time Limit: July 4, 2010)**
15. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-4, Definitions, and Section 22-5, Family and Minor Subdivisions, of the Subdivision Ordinance pursuant to proposed Ordinance O10-17. The proposed ordinance will reduce the number of years that the property has to be owned from fifteen (15) to five (5) prior to the transfer to an immediate family member, and reduce the number of years that the lot will not be voluntarily transferred to a nonmember of the immediate family from fifteen (15) to five (5) years from the date of transfer. **(Time Limit: June 15, 2010)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

March 17, 2010

ADJOURNMENT